



City of Carmel

CARMEL PLAN COMMISSION

APRIL 19, 2005

Minutes

The regularly scheduled meeting of the Carmel Plan Commission met at 6:00 PM on April 19, 2005 in the Council Chambers of City Hall, Carmel, Indiana. The meeting opened with the Pledge of Allegiance.

Members in attendance: Jerry Chomanczuk; Leo Dierckman; Wayne Haney; Jerry Heniser; Dianna Knoll; Mark Rattermann; Rick Ripma; Madeleine Torres; Susan Westermeier, thereby establishing a quorum.

Attending for the Department of Community Services: Jon Dobosiewicz, Adrienne Keeling. John Molitor, Legal Counsel was also present.

The Minutes of the March 15, 2005 meeting were approved as submitted.

F. Legal Counsel Report, John Molitor has been monitoring legislation at General Assembly—nothing significantly affects the jurisdiction of the Plan Commission at this point.

G. Reports, Announcements, & Department Concerns

Jon Dobosiewicz reported that Overbrook Farms had sent out notice for the meeting this evening; however, the petitioner was not prepared to be placed on the Agenda. This item will most probably be heard in May.

H. Public Hearings:

1h. Docket No. 05020033 DP/ADLS:

Riverview Medical Park, Lot 3 - Fifth Third Bank

The applicant proposes to construct a financial institution with associated parking and landscaping. The site is located at the southeast corner of 146th St. and Hazel Dell Pkwy. The site is zoned PUD/Planned Unit Development.

Filed by Traci Preble of GPD Associates.

Traci Preble, GPD Associates, Waterfront Parkway, Indianapolis appeared before the Commission representing the applicant. Fifth Third Bank is proposing the construction of a bank facility with 5 drive-through lanes, landscaping, and associated parking; 17 parking spaces are required—36 have been provided.

The applicant is matching the oyster gray color of the existing buildings in Riverview HealthCare Park, and will have a darker color for the wainscoting.

The windows have been revised. The ATM will be painted the brick color. The existing covenants allow a minimal amount of landscaping and Fifth Third has added additional landscaping.

The signage meets the Ordinance; a 60 square foot sign is permitted for the north elevation and 80 square feet for the west elevation. The roofing material has a diamond pattern that runs throughout and is being matched for consistency.

Members of the public were invited to speak in favor of or in opposition to the petition; no one appeared and the public hearing was closed.

Department Report: Jon Dobosiewicz said there were six items within the written report that called certain items to the attention of the Commission. There has been a satisfactory response from the petitioner on all but two items. While the ATM unit would be painted to match the building, there is a sign proposed on the unit that would be larger than three square feet, larger than allowed under ADLS. The other issue is the sidewalk connection to the asphalt pathway along 146th Street. There is a connection along Hazel Dell Parkway, but the Department is requesting that a second connector be provided on the north side near the property line to provide access to 146th Street.

The petitioner then agreed to meet the three square feet limitation on the ATM machine. Also, the layout shows the walkway from the Fifth Third site to Hazel Dell. The petitioner did not extend north because of the utility easement. If this Plan Commission were to require connection to the north from the site, the petitioner would agree to provide the connection to the north.

Mark Rattermann expressed concern regarding ingress/egress. Is there a median on Hazel Dell that would prohibit southbound left turns into the property? Mark would prefer that the site not have access from southbound traffic unless there is a curb-cut that has a turn lane. Motorists should not be stopping on Hazel Dell to turn left into this property.

Traci Preble responded that she was unsure of a median; however, there is access through the entire business park and access to the Bank site is off the main access in the business park.

Jon Dobosiewicz stated that there is no access to this site from southbound Hazel Dell Parkway. There will be right in/right out at Hazel Dell.

Jerry Chomanczuk echoed Mark Rattermann's concern regarding access, especially southbound on Hazel Dell Parkway. Also, 5 drive through lanes seem really excessive and unnecessary.

Traci Preble responded that 5 lanes would provide adequate access for stacking and will prevent a back up.

Leo Dierckman asked that the Committee focus on ingress/egress as well as the color windows, the drive through lanes, and the roof design.

It was Traci Preble's understanding that the access point off Hazel Dell was approved at the time the PUD was approved. Ms. Preble asked for approval of this project this evening and was willing to commit to three drive-through lanes and an ATM lane.

Leo Dierckman suggested that further review be done at the committee level; the petitioner should bring sample boards of materials.

Docket No. 05020033 DP/ADLS, Riverview Medical Park, Lot 3 – Fifth Third Bank was referred to the Special Study Committee for further review on May 3, 2005 at 6:00 PM in the Caucus Rooms of City Hall.

2h. Docket No. 05020034 DP/ADLS: Carmel Townhomes

The applicant seeks to create 56 single family attached units on 4.4 acres and seeks the following subdivision waiver:

Docket No. 05020035 SW: 20G 5.1 (F)(4) - Building Width

The applicant seeks to reduce the required unit width from 22 feet to 20 feet. The site is located at 1335 W. Main Street and is zoned OM.

Filed by Kenny Windler of Ryland Homes.

Mike Diamente, Project Manager and Professional Engineer with Schneider Corp., 8904 Otis Avenue, Indianapolis appeared before for the Commission representing Boomerang Development and Ryland Homes. Also in attendance was Kenny Windler of Ryland Homes.

The applicant is seeking approval of a Development Plan and ADLS for the Townhomes at Old Meridian—a name change from Carmel Townhomes since the filing. The development is located at the southeast corner of Main Street and the future Grand Boulevard and contains 56 single family, attached units on approximately four and one-half acres. The development will contain 8 buildings.

The site is currently zoned Old Meridian, Single Family Attached. The Development Plan is consistent with the established OM Zone. The density is approximately 12 ½ units per acre. The Alexandria project is due west of the proposed development. The petitioner has met with the developer of Alexandria regarding the construction of Grand Boulevard and understanding and coordinating the sewers and utilities that impact both developments.

The petitioner also seeks a waiver to provide 20-foot wide living units rather than 22 feet as specified in the Ordinance. The petitioner is also requesting two permanent signs. The proposed product is very similar to Stanford Park and City Center Townhomes.

Members of the public were invited to speak in favor of or opposition to the petition. No one appeared and the public hearing was closed.

Department Comments. Jon Dobosiewicz referred to the waivers being requested. There are several buildings that will be highly visible from both Grand Boulevard and Main Street. The Department has made recommendations on the brick elevations to improve the view from the Grand Boulevard as well as from Main Street. The Commission should look at the waivers closely to determine aesthetically whether or not the reduction of the unit size and recessing the entry doors is

appropriate. The site plan, as laid out, is consistent with the Old Meridian plan. The street designed within the Alexandria of Carmel project extends east to the Townhomes east property line and also takes the north/south segment of the Grand Boulevard and extends it to the south property line. For future development on adjacent lots, the proposed layout is in a consistent manner.

Mark Rattermann commented that again, there is very little parking available for this project. The parking will be a problem. There is no way to land-bank parking, there is no way to expand the parking—there is no way to fix this!

Wayne Haney suggested a larger site development showing the development to the west so that the integration of this project into the neighborhood can easily be seen.

Kenny Windler, 8303 North County Road 650 East, Brownsburg, Indiana addressed the Commission. The proposed product is one that Ryland has built several times in Carmel. The 20-foot wide units are the interior units only; the end units are actually 24 feet wide. This same floor plan was constructed at the City Center, Stanford Park in Carmel, and the Townhomes at HazelDell.

Leo Dierckman agreed with Mark Rattermann's comments regarding the parking and agreed that more parking should be provided.

Jerry Chomanczuk commented that there is always a concern with drainage and this should be reviewed by the Subdivision Committee.

Jon Dobosiewicz had the following comments on the parking. If guest parking is an issue, perhaps the petitioner could contact St. Christopher's Church and see what their feelings are regarding overflow parking. Typically, the church parking lots are under-utilized.

Mark Rattermann disagreed—people will not walk 30 feet much less across the street! People will park in the grass or wherever they deem a space.

Docket No. 05020034 DP/ADLS, Carmel Townhomes was referred to Subdivision Committee for further review on May 3rd, 2005 at 6:00 PM in the Caucus Rooms of City Hall.

3h. Docket No. 05020036 DP/ADLS: Indiana Members' Credit Union

The applicant seeks Development Plan and ADLS approval to construct a financial institution. The site is located at 4790 E. 96th Street and is zoned B3 (Business).
Filed by E. Davis Coots for Indiana Members Credit Union.

Dave Coots, attorney, Coots Henke & Wheeler, 255 East Carmel Drive, Carmel appeared before the Commission representing the applicant. Also in attendance: Mike Miller, Vice President of Indiana Members' Credit Union, and Ron Wilder, Nieman & Assoc., Architects.

The petitioner is seeking Development and ADLS approval to construct a financial institution at 4790 East 96th Street. The site is zoned B-3/Business and is the "out-lot" of the CarMax Development located on the northwest corner of 96th Street and Gray Road. The access to the 2-acre site will be off of the entry road to the CarMax site. The entrance is off the access road and

ties into the Gray Road entrance that CarMax uses and traffic will proceed across the northern boundary of the tract and enter either at the north or south entrance.

Architecturally, the aspect of the building is an 11,300 square foot facility, single-user office for Indiana Members Credit Union and will orient toward the south. The east elevation will be along Gray Road and the drive through will be along the west elevation of the building. As noted on the site plan, there is a four-lane drive-through and a fifth lane for the ATM closest to the building. The building itself is brick on all four corners with a limestone lower wainscoting along the south elevation and along the east elevation about one-third of the building.

The brick and roof materials will be displayed at the Committee level. The roof is gray, standing-seam metal with anodized aluminum window encasements. Paint chips will also be brought to Committee.

The landscape plan is a continuation of the existing CarMax plan that was committed to at the time of approval. Some of the landscaping along Gray Road was deferred pending final determination by the City regarding the multi-use path and the Gray Road improvements. The lighting for the site will be done by 8, 20-foot poles. The fixture is the same as that being utilized by CarMax—same materials, same color—so that there is consistency in terms of appearance.

The building sign on the south elevation complies with the size allowed in the Ordinance. Although difficult to read on the screen, “Indiana” is in red, the letters are individual, internally lit; “Members Credit Union” is encased in white with black lettering below. Since there is dual frontage on 96th Street and Gray Road, the petitioner will seek approval for a monument sign at the corner of 96th and Gray Road. The square footage of the sign complies with the Ordinance and greater detail of the monument sign will be shown at Committee.

Finally, an ATM machine is located in the drive-through lane; and also enclosed behind a pillar on the south elevation—not visible from 96th Street. The Department Report commented about the size of the sign on the ATM and a drawing is being submitted showing a reduction in the size that complies with the 3 square feet limitation.

The Department has addressed the proposed ground sign whereby the petitioner seeks to utilize an internally lit, encased sign as opposed to individually, internally lit letters. The signage will be presented to the Committee and discussed thoroughly at that level.

The Department also addressed the dumpster enclosure. The petitioner has prepared more detail that will be shared with the Department as well as the Committee. The dumpster is placed on the northwest corner of the site and will be totally enclosed with a gate that closes across the front. The brick material will be the same as the brick material of the building. There is a side walk-in that does not require the opening of the gate in order to access the dumpster.

Members of the public were invited to speak in favor of or opposition to the petition; no one appeared and the public hearing was closed.

Department Comments: Jon Dobosiewicz asked that color building elevations be submitted to the Department for distribution with the Committee report. The Commission asked that this item not be forwarded to Committee if the elevations are not received prior to the distribution date. The Department has not yet had an opportunity to review the additional materials presented this evening regarding the signage or the dumpster enclosure. Details on the dumpster enclosure should be submitted to the Department. Additional details should be provided for distribution to the Committee with the Agenda on Friday, April 22nd.

Docket No. 05020036 DP/ADLS, Indiana Members' Credit Union was referred to Special Study Committee for further review on May 3, 2005 at 6:00 PM in the Caucus Rooms of City Hall.

4h. Docket No. 05020019 PP: Murphy Hall

The applicant seeks to plat 82 lots on 55.327 acres and seeks the following subdivision waiver:

Docket No. 05020022 SW: SCO 6.03.19(4) – Access to Arterials

The applicant seeks to reduce the 200 foot buffer area be to 40 feet. The site is located at the NW corner of W. 141st Street and Towne Road and is zoned S1 Residential – Very Low intensity.

Filed by Jim Shinaver for Estridge Development Co.

Jim Shinaver, attorney, Nelson & Frankenberger appeared before the Commission representing the applicant. Also in attendance: Lori North, director of land development for Estridge Companies, Craig Kunkel, director of operations for Estridge Companies, and Ron Bankhart, chief operating officer of Estridge. Cort Crosby, Schneider Engineering was also in attendance.

The Estridge Companies has filed an application for Primary Plat approval under the Residential Open Space Ordinance as well as a Subdivision Waiver pertaining to a few of the homes on the northeastern portion of the site that back up to Towne Road. The real estate is located at the northwest corner of 141st Street and Towne Road.

The Murphy Hall subdivision will consist of 82 residential lots on approximately 55.3 acres. Ingress and egress to the subdivision is off 141st Street; no entrance is proposed off the entrance or exit off Towne Road; the only entrance/exit into the site would be off 141st Street. The Estridge Companies anticipates that the estimated price range for the homes in Murphy Hall would be between \$375, to \$450,000. This plat was filed pursuant to the ROSO standards and while the ROSO standards require a minimum of 15% open space, this plan contains approximately 24.65% open space. A few lots could have been added to the plan under the ROSO standards, but the petitioner opted not to do so. If additional lots were added, the lot widths and the lot depths of the other lots within the subdivision would have had to be reduced, and Estridge chose not to do that. Consequently, this development does contain wider lots.

The site plan for the southern portion of the project includes a brick entryway at the entrance to the subdivision adjacent to 141st Street. Driving north on the entry boulevard, you will come to the amenity center for the development which includes the pool, poolhouse, playground equipment, and a half-court basketball court. The entrance boulevard helps to frame the amenity center and in conjunction with the entry wall, serves to achieve a dramatic entrance to the site.

The site plan also shows significant landscaping adjacent to 141st Street. Two common area ponds have also been incorporated into the plan. There are two perimeter walls on the western and eastern portion of the site that are designed to balance out the entry wall treatment. A 10-foot asphalt path has been incorporated into the site that is adjacent to 141st Street, along the southern portion of the site and then proceeds north along Towne Road. In addition to significant landscaping plantings along the perimeter of the site on the west and east sides, there are also internal street tree plantings along the internal roadway areas. Scott Brewer, City Urban Forester has reviewed the landscape plan and there are no major, outstanding landscape issues associated with this site. In fact, the petitioner exceeds the landscape requirements.

On the northeastern portion of the site, there are approximately seven homes that back up to Towne Road. These homes are the subject of the waiver request. In furtherance of the waiver request, the petitioner has included not only significant landscaping along the eastern perimeter of the site but they have also agreed to construct a decorative brick wall that will include some wrought iron fencing. The decorative brick wall will be approximately 5 feet 6 inches in height and will run along the northern perimeter of the site moving south to where the common area pond begins. The decorative wall and landscaping will serve to shield the homes in the eastern portion of the site from Towne Road.

In addition to the landscaping and brick wall adjacent to Towne Road, Estridge has included certain building standards that they will commit to that will provide additional architectural treatment to the homes that are subject to Subdivision Waivers. Prior to the Committee meeting of May 3rd, the building standards will be submitted in the form of recordable commitments.

Additional renderings will be submitted at the Committee level as well as a draft of the commitments regarding the building standards and the proposed road improvements for 141st Street. Although it is not required, the petitioner did notice and conduct a neighborhood meeting on April 12th for the adjacent homeowners who received a certified mail notice for this hearing.

Members of the public were invited to speak in favor of or opposition to the petition; no one appeared and the public hearing was closed.

Department Comments: Jon Dobosiewicz stated that at this time, there is nothing additional to those items in the written Staff Report. Additional points of reference and detail were requested for the Committee regarding the Subdivision Waiver Request.

Rick Ripma said he would like to see brick at least on lots 76 through 82 one level up on the back and sides as a requirement if they are going to go against the 200 foot buffer.

Jerry Chomanczuk concurred with Rick Ripma and felt that with a price range up to \$450,000, there should be more brick wrap than 25% of the building. The other item is that looking at the Open Space by units 55 and 56, it almost looks like it went in as an after-thought. The green space really benefits two lots—will this become a seating area or is it an arboretum?

Jim Shinaver responded that the area would provide a quieter area if required. Certainly lots 55 and 56 enjoy the common area; however, lots 1, 2, and 3 on the west side would also be able to enjoy the common area.

Docket No. 05020019 PP, Murphy Hall was referred to the Subdivision Committee for further review on May 3, 2005 at 6:00 PM in the Caucus Rooms of City Hall.

5h. Docket No. 05020028 PP: Runyon Hall

The applicant seeks to plat 58 lots on 39.08 acres and seeks the following subdivision waiver:

Docket No. 05020029 SW: 06.03.19 (4) - Access to Arterials

The applicant seeks to reduce the 200 foot buffer area adjacent to 146th Street to 35 feet. The site is located at 5333 E 146th Street and is zoned S1 Residential.

Filed by Jim Shinaver for Estridge Development Co.

Jim Shinaver, attorney, Nelson & Frankenberger appeared before the Commission representing the applicant. Also in attendance: Lori North, Director of Land Development for Estridge Companies; Craig Kunkel and Ron Bankhart, Estridge Development Co., Cort Crosby, Schneider Engineering.

The subject site is located south of and adjacent to 146th Street and west of Hazel Dell Parkway. The Runyon Hall Subdivision will consist of 60 residential lots on approximately 39.08 acres. The ingress and egress to the subdivision is off 146th Street and the entrance is aligned with the Kingsley Subdivision entrance to the north.

The Estridge Companies anticipates that the estimated price range for the homes in Runyon Hall will be between \$450, to \$550,000. This plan was filed pursuant to the ROSO standards and complies with the ROSO standards. As the Staff Report indicates, Estridge may have been able to add approximately 11 more lots on this site; however, Estridge decided not to add the additional lots. If additional lots were added, the lot width and depth for all lots within the project would have been reduced and Estridge chose not to do that. Instead, the development contains wider lots.

Some features of the site plan include a brick entryway wall at the entrance. The entryway wall, the landscaping adjacent to 146th Street, and the entry boulevard provide a dramatic entrance into the site. In addition to the significant landscaping along the northern perimeter adjacent to 141st Street, Estridge has agreed to construct a decorative brick wall, approximately 5 feet, 6 inches in height. The fence will run the entire distance of the site adjacent to 146th Street beginning on the western side and continuing along the remainder portion of the site to the east. Also included will be a 10-foot asphalt path in the area adjacent to 146th Street.

There are approximately six homes located on the northern perimeter of the site. Because the building pad locations for these homes, they do not face directly parallel to 146th Street but do sit at a bit of an angle. These homes are the subject of the subdivision waiver being requested. In order to buffer these homes from 146th Street, Estridge not only includes significant landscaping along this area but they have also agreed to construct the decorative brick wall described previously. The decorative wall will also contain some wrought iron fencing that will serve to break up the wall and

provide additional architectural feature to the wall. The decorative brick wall and significant landscaping in this area will serve to shield these six homes from 146th Street.

Estridge has committed to certain building standards and those building standards will be submitted in the form of recordable commitments. The homes to be constructed in Runyon Hall will be a new, higher end series known as the “800 Series.” The design of the 800 Series is nearing completion.

The City Urban Forester has reviewed the landscape plan and there are no major, outstanding landscape issues associated with this site.

There is a common area pond shown in the southeastern portion of the site. Originally, a pathway was shown to make this an active, open space-type area. The pathway was designed to run along the back of the pond along the southern perimeter of the site. However, in reviewing the location of the path with some of the adjacent neighbors from the Ashton Subdivision and the Department, the Staff has allowed the path to be re-located so that it does not wrap around the entire edge of the pond. Instead, the path will be re-located behind the Estridge homes and will not be incorporated behind the pond.

In anticipation of the Committee meeting on May 3rd, additional renderings and a draft of the commitments regarding the building standards will be submitted. Again, although not required, a neighborhood meeting was noticed and conducted on April 13th for all adjacent owners who received notice of the meeting this evening. Many of the adjacent homeowners are in attendance this evening. A majority of the neighborhood meeting was spent discussing drainage concerns. The Woodfield Subdivision has a common area pond on the north side of their site. Based on input from the neighbors, the Woodfield common area pond may have had problems since the time of original construction.

Cort Crosby, Engineer then revisited the site to investigate and evaluate the drainage. The petitioner intends to meet again with the neighbors prior to the May 3rd Committee meeting to share with them a better understanding of the drainage issue in the area. Although concern was expressed at the neighborhood meeting regarding drainage, most of the neighbors seemed pleased that the proposal was an Estridge development.

Members of the public were invited to speak in favor of the petition; no one appeared. Members of the public were invited to speak in opposition to the petition; the following appeared.

Remonstrance/Unfavorable:

Caesar Turran, 5436 Woodfield Drive, Carmel, President of Woodfield HOA. Woodfield is not in opposition to development of the land. However, development should complement the existing, surrounding communities. Estridge representatives met with the residents of Woodfield, presented the plat for Runyon Hall, architectural guidelines, the entrance monument, and answered the residents’ questions. However, the residents believe the Runyon Hall project is flawed and requests that the Plan Commission deny the Primary Plat as currently proposed for the following reasons. 1) Drainage. The property has a high water table, several natural springs, and has flooded both Woodfield and Ashton Subdivisions in the past. Runyon Hall includes a water retention pond that

plans to drain into the existing Woodfield pond located directly to the south. Currently, the Runyon Hall property drains into a storm drain located at the property line of Woodfield and Ashton Subdivisions next to Woodfield Drive. 2) Access. Woodfield can be accessed from four different entrances—two from major thoroughfares—146th & Gray Road, two from Ashton and Avian Glen. 3) Traffic in Woodfield would be increased by opening the stub streets and Runyon Hall traffic would exit through Woodfield. 4) Front elevations of the homes are attractive and will blend with the surrounding communities; the rear and side elevations of the homes in Runyon Hall are a concern. The Woodfield residents would recommend that the homes have a brick, first floor wrap that will enhance the value of the homes. 5) Woodfield HOA would like to review the Runyon Hall covenants and restrictions and HOA structure and by-laws. In summary, the Woodfield residents believe that the Runyon Hall project, as currently proposed, is not in the best interest of the surrounding subdivisions and the building standards and graphics are poorly defined and amenable to significant deviation and changes by the developer. The Woodfield residents are willing to work with the developer for a solution for the residents of Woodfield and the surrounding communities.

Jim Shinaver responded that the petitioner is in the process of analyzing the drainage. It is also their intent to again meet with the neighbors and involve them in the process. Regarding the stub street into Woodfield, if the Department would permit the petitioner not to stub into Woodfield, the petitioner would probably agree to that. However, it is an Ordinance requirement and the petitioner is following the Ordinance. The homes are attractive and the price point is consistent and compatible with the homes in the adjacent area. The petitioner will reformat the building standards into recordable commitments and is also providing additional options above and beyond the Ordinance requirement as far as elevation treatment on homes. The covenants and by-laws will be sent to Mr. Turran by tomorrow.

Note: The public hearing will be left open at the Committee level.

Department Comments: Jon Dobosiewicz said he had received an email earlier from another member on the Plan Commission and a copy has been provided to the petitioner. The comment letter will be provided to the Commission members as well. For the benefit and understanding of the public, issues such as architecture of the buildings is not an issue relevant to the subdivision plat and can only be considered in light of the subdivision waiver request. Items such as brick wrap could be considered as a means of providing alternatives to the requested 200 foot buffer along 146th Street with regard to aesthetics in the neighborhood. The petitioner has been asked to provide the building standards in writing in the form of a commitment. The price point is identified in the commitments, but for informational purposes, the petitioner can convey the price point to the Commission, but it would not be appropriate for them to include that in a written commitment—price point is not an issue. However, the petitioner can include such things as building square footage, building material, etc. Again, that discussion should occur only in the format of consideration of the waiver request – the primary plat is not a place to consider the establishment of any standard.

Dianna Knoll expressed concern with the retention ponds—they are back-to-back with water drainage. It is visually awkward to have ponds back up to ponds—let's do something that further integrates the water issue. There is an opportunity here. Dianna Knoll also asked the Department to again address stub streets.

Jim Shinaver understood the concern, but there is an engineering reason behind the location of the ponds.

Jon Dobosiewicz said the stub street issue has been gone over a number of times. It is unfortunate that several years ago decisions were made not to require connection based on public opinion—those decisions are now considered to be mistakes. Subdivisions with stub streets require adjacent developments to connect in order to promote connection between neighborhoods. Secondly, when a development is platted on an area that has undeveloped adjacent tracts, the Department requires that they stub the streets for future connection. It is not about “their street/my street,” it is about all the streets in the network within Carmel to provide a hierarchy so that options can be provided for ingress/egress.

Leo Dierckman suggested combining the ponds into one large pond rather than several small ones, thereby creating more useable green space.

Mark Rattermann asked about adequate buffer and the fact that the driveways are zero-loaded. There are homes that back up to 146th Street. Engineering wise, there may be reasons, but Mr. Rattermann was definitely not in favor of the proposed plan and waivers. This area is a traffic nightmare, especially on Saturday nights and Sunday mornings—the church on the opposite side of the street unloads an unbelievable amount of traffic onto 146th Street and there are two traffic cops. Another concern is the drainage—the pond from the proposed development will run into Woodfield drain?

Mr. Shinaver’s understanding is that there is an easement around the Woodfield pond as part of the platting process that would allow the drainage proposal—it is a general utility drainage easement that was granted during the development phase of the project.

Mark Rattermann requested something in writing from the petitioner stating that they have the legal right to get to the easement and legal right to use the drainage pond. Mark Rattermann also asked for a copy of the covenants and restrictions.

Leo Dierckman asked that the Subdivision Committee think about the waiver request and the design of the entrance point—access to arterials—it should not be at the expense of 146th Street. Leo also asked that the Subdivision Committee reconsider the need for the walkway that merely surrounds a bunch of people with walkways and no privacy in the front or the back—maybe use sidewalks in the front.

Wayne Haney urged the petitioner to reconsider the allocation of green space so that recreation space could be provided for the families that will reside in the area rather than just having ornamental green space.

Jon Dobosiewicz explained the Department’s position and numerous discussions with the petitioner regarding the waiver petition—concerning aesthetics. The Department was dissatisfied with homes backing up to major arterials and not providing an adequate level of landscaping, buffering, etc. It was not necessarily to force the front of the house to face the arterial. Jon asked that the

Commission members drive throughout the community and look at other developments and adjacent subdivisions whose homes back up to corridors—many provide board fences along those areas, some only landscaping, others provide brick walls. It was indicated to the petitioner that they would need to come to the table with a very high level and degree of treatment along the frontage to gain the support of the Commission. The petitioner has followed the Department's suggestions.

Mark Rattermann commented that if the petitioner does not have the legal right to cross to the property for drainage, an Engineer's Report is requested as well as a report from the City Engineer stating what the drainage plan will be.

Docket No. 05020028 PP, Runyon Hall and Docket No. 05020029 SW, SCO 06.03.19(4)—Access to Arterials were referred to the Subdivision Committee for further review at 6:00 PM on Tuesday, May 3, 2005 in the Caucus Rooms of City Hall.

NOTE: Public hearing is to remain open at Committee level

6h. Docket No. 05020024 PP: Pine Creek - Primary Plat & Subdivision Waivers (TABLED)

~~The applicant seeks to plat a residential subdivision of 5 lots on 10.25 acres±. The applicant also seeks the following subdivision waivers:~~

~~05020025 SW SCO Chapter 6.03.20 private street~~

~~05020026 SW SCO Chapter 6.03.07 cul-de-sac length~~

~~05020027 SW SCO Chapter 6.03.03 street alignment/stub streets~~

~~The site is located northeast of 116th Street and Hoover Road. The site is zoned S1/Residential Estate.~~

~~Filed by Rodney Kelly of Roger Ward Engineering for Bear Lake Trading Co.~~

7h. Docket No. 05020038 Z and 05020039 DP/ADLS: Jackson Square Planned Unit Development

The applicant seeks to rezone 7.3 acres from B6/Business to PUD/Planned Unit Development for the purpose of creating a two story commercial building and 38 townhomes in 7 residential buildings. The site is located at SE corner of 136th Street and Pro Med Lane.

Filed by Paul Reis for Justus Home Builders.

Paul Reis, attorney, 8888 Keystone Crossing, Suite 1200, Indianapolis, appeared before the Commission representing the applicant. Also in attendance: Wally Justus, Justus Home Builders; Chris Miller and Bob Dine, Justus Home Builders; Chris White, Development Consultant; Rich Kelly, Engineer; Barbara Eden, architect.

The petitioner is proposing a mixed-use commercial and residential Planned Unit Development at the intersection of Pro-Med Lane and Smokey Row Road, just east of Old Meridian Street and US 31. The site is approximately 7.2 acres of undeveloped land currently zoned B-6. A portion of the property is within the US 31 Overlay Zone. The property is bounded to the north by Smokey Row Road; to the west is Pro-Med Lane; to the east is the Kensington Place residential townhome subdivision; and single family homes to the northeast.

Across the street is the US 31 highway, Rohrer Road, the Flynn & Zinkan Shopping Center, residential development, and to the west is St. Vincent Carmel Hospital. The proposed mixed use on this site is a site unlike a lot of other sites. Most of the sites in the corridor are primarily either along US 31, along Pennsylvania Street, or being proposed along the future Illinois Street to be built.

This particular site does not border US 31. There is a parcel of land that Pro-Med Ltd. retains, the balance is right-of-way for US 31. The mixed use will provide an appropriate transition between the office uses that are commonly seen in the corridor, and are required between the residential areas that are located to the east and the north.

Such a development is consistent with the Comprehensive Plan that calls for office use within the community regional employment area but does not disrupt the adjacent community residential area. In fact, the Comprehensive Plan shows this as the borderline of office uses and the residential uses.

The commercial zone contemplates the construction of a 30,000 square foot office building with parking areas to service, on approximately 2.65 acres of land. There is also to be constructed a ten-foot asphalt path across the site, both in the residential area as well as the commercial, that will connect with this sidewalk to be constructed along Pro-Med Lane. Additionally, there are pedestrian connections from the office building up to the multi-use path as well as down to the sidewalk.

There are tree preservation areas along the north and along the entire east side of the property. Also on the site plan for development is a ground sign. There is a potential of a bank as a tenant, and three drive-through lanes are proposed. The eastern portion of the site is proposed to be developed as owner occupied townhomes; 38 units are being proposed on approximately 4.5 acres. The development plan shows the private street that is to be developed north and south through the residential area.

Justus Homes is proposing a gated entrance into the townhome area. A significant amount of time has been spent with the Department in the design of the entry area to facilitate the entry. It is important to point out that all emergency and public service agencies will have unrestricted access into the development through a knock-box system that has been reviewed and approved by the public service agencies through Technical Advisory Committee. Additionally, emergency access points have been provided off Smokey Row Road and Pro-Med Lane. In addition to the entrance, emergency vehicles have three points of entry into the area.

The petitioner is proposing a 45-foot tree preservation area directly to the east. The buffer yard requirement for a residential use to a residential use would be 20 feet. The original development plan for this site contemplated that the entire site would be used for office buildings. At that time, the commitment was made that there should be a 50-foot tree preservation area because of the transition from a high intensity office use in the corridor with buildings up to four stories into less intense residential area to the east.

Justus is proposing a reduction in the buffer area by 5 feet; the reason is to ensure that drainage from the townhomes will be collected appropriately and passed into the drainage and utility easement into the pond and to prevent runoff into the residential area to the east. Each unit will have a driveway of sufficient length that will accommodate two cars in addition to the two-car garage that will provide four (4) parking spaces for each unit in excess of the two required spaces per unit under the Ordinance.

The landscaping of the overall site shows the preservation areas along the boundary, significant landscaping around the parking areas and the commercial district, and landscaping along the townhomes and Pro-Med Lane. The reason there is not additional landscaping in some of these areas is because of the utility easement that runs along Pro-Med Lane that prevents the planting of materials in that area. Hence, a planting strip has been created just outside the utility easement. A detailed landscape plan has been submitted to Scott Brewer, Urban Forester, and he has approved the plan for the area.

Paul Reis reported that all mechanical equipment would be adequately screened from US 31 and Smokey Row Road—no rooftop equipment will be visible.

Signage: There are potential sign areas along the front of the site; there is potential for flexibility in that separate entrances can be utilized. The ground sign is basically a cabinet with push-through letters, described in the informational booklet. Drawings of the dumpster enclosure were not easily seen on the overhead; Mr. Reis will bring enlarged pictures to Committee. Samples of all the building materials will be available for review at the Committee meeting.

The residential portion of the development includes four color options. The only correction in the materials is a reference to Hardy-Plank and those certain areas are now proposed as EFIS materials. Again, these will be shown at Committee.

The petitioner is proposing a gated entrance into the residential area. Cut sheets of all fixtures proposed have been submitted.

The Planned Unit Development District Ordinance that governs development of this site was also included in the informational booklets. The petitioner has met with the Staff and reviewed the PUD Ordinance in great detail; all concerns and issues have been addressed. As noted previously, the City Forester has approved the landscape plan.

Remonstrance:

Virginia Kerr, 13595 Kensington Place, Carmel, referred to a memo dated April 13 that was previously submitted. Ms. Kerr requested the Commission honor recorded commitments made at the time this property was rezoned to B-6. At that time, the property was considered to be entirely in the Meridian Corridor/US 31 Overlay Zone. The current proposal completely deletes any requirements from the Overlay. Ms. Kerr felt that the proposed development was not consistent and compatible with the corridor and does not complement surrounding properties. The proposal also ignores the recorded commitment regarding the 50-foot buffer. Ms. Kerr also stated concern regarding the health, safety and welfare of the community. The residents of Kensington Place are unanimous in their opposition to the residential proposal.

Norman John Kerr, Jr., 13595 Kensington Place, Carmel, managing partner of Kensington Partners, referred to the draft Ordinance for Jackson Square dated February 18, 2005 and had some requested changes. Mr. Kerr also requested preservation of the US 31 Overlay and the 45-foot Tree Preservation Area along the east property line as previously committed. The approved and recorded 50-foot greenbelt should be acknowledged and maintained and not be encroached upon and/or used for the installation of any utilities for proposed, new construction.

Gary Dockstader, 13559 Kensington Place, resident since 1994 and a former DNR associate fears that current population of wildlife will be totally displaced. Mr. Dockstader said he likes Carmel for the trails, the greenways, and the buffers. Mr. Dockstader requested preservation of the previously approved buffer.

Department Comments: Jon Dobosiewicz stated that the subject property does fall within the US 31 Overlay Zone (600 feet.) Sites on the opposite side of US 31 contain both single family residential attached residential such as townhomes, and retail/office uses. Much like a previous site reviewed by the Plan Commission, this property was removed from the US 31 Overlay by a perimeter street, Smokey Row Road. The proposal before the Plan Commission provides a reasonable transition between compatible uses, those of the townhomes within the existing neighborhood abutting proposed townhomes within adjacent neighborhoods. A 45-foot buffer is proposed under this Ordinance; there was a previous commitment to provide a 50-foot buffer between future office uses and the Kensington Place property line. While it is not the Department's position that buffers of this nature are required between compatible uses, the petitioner is providing a 45-foot buffer where previously a 50-foot buffer was committed in 1990, whereby there would be allowed a four-story office adjacent to the Kensington Place neighborhood. The understanding of the Department is that for the maintenance of the 45-foot common area, the utilities outside lie outside of that.

Jon Dobosiewicz asked the petitioner to provide additional renderings of the buffer area. According to the proposed plan, there would be areas where it is as many as 80 to 85 feet and 60 feet traveling northward. The area where there is 45 feet is approximately the south half.

Mark Rattermann expressed concern with the parking ratio in this development. Mr. Rattermann said that he was surprised that the neighbors would prefer office buildings as opposed to the proposed residential townhomes.

Paul Reis said the streets are 26 feet wide—private, not public, and he would look into the parking situation.

Jerry Chomanczuk asked that copies of the written commitments be furnished to the Special Study Committee.

Susan Westermeier wondered why a “gated community” was thought to be appropriate.

Wally Justice, Justice Companies responded that for the size and price of development and units being proposed, a gated community offers a sense of security and keeps out solicitors and persons passing out handbills and knocking on doors.

Paul Reis stated that normally, gated communities have a “knocks box” that allows the fire department entry. In addition, there are two other points of access for this particular neighborhood.

Dianna Knoll felt that a gated development sends the wrong message about the community, and suggested the Committee look very hard at that.

Rick Ripma disagreed and said that in this particular case, a gate makes sense in view of the offices in the area and also the fact that it will not be highly visible.

Docket No. 05020038 Z and 05020039 DP/ADLS, Jackson Square Planned Unit Development were referred to Special Study Committee for further review on May 03, 2005 at 6:00 PM in the Caucus Rooms of City Hall.

Note: The public hearing remains open at the Committee level on this Docket.

Following a short recess, the Commission continued with the business at hand.

8h. Docket No. 05030026 Z: Old Town Block Rezone

The applicant seeks to rezone a block in Old Town from various zoning districts to C-2/Old Town District. The site is bounded by Main Street, Range Line Road, First Street SE, and First Avenue SE.

Filed by the Carmel Department of Community Services & Redevelopment Commission.

Les Olds, Director of Carmel Redevelopment Commission, One Civic Square, Carmel, Indiana addressed the Plan Commission. The Carmel Redevelopment Commission has been actively involved in the property located at the southeast corner of Main Street and Range Line Road. The Redevelopment Commission is requesting that the zoning on the property be rezoned to the C-2 Old Town Zoning District.

Conceptual plans were previously submitted showing the plans to construct live/work units on the corner. The first phase contract has been granted to Pedcor Development and will consist of the construction of six (6) units. Building elevations were submitted by the developer showing three-story buildings with a four-story structure at the corner. The live/work units will be sold to a series of individuals who are relocating their businesses to the Carmel area. The majority of these businesses are arts related—the upper floors are planned to be either office space or living units per the desires of the individual purchaser. The developer will be purchasing the corner unit and holding that as his property.

The site plan encompasses the entire block except for two businesses located on Range Line Road: Savy Décor and Yancee Business Enterprises. The site has been cleared and filled and we are in the process of turning it over to the developer.

At this time, The Redevelopment Commission is requesting a rezone of the Property to C-2 Old Town Zoning District.

Remonstrance/Unfavorable:

Shelly Norris, 111 1st Street SE, Old Town Carmel, had general questions more than opposition. Ms. Norris had concerns regarding traffic, landscaping, buffering, lighting, safety for pedestrians and school children, noise factor, diagonal parking rather than parallel, and trash cleanup in the area from construction debris. Also, how will the parking lot be restricted so that high school students will not be parking in the lot illegally?

The public hearing was then closed.

Les Olds responded that the plan is currently being refined into a set of “Engineering Documents.” In regard to the parking issues, the Old Town area is suffering from a lack of parking. Among the issues being studied is diagonal parking on the street and we are trying to incorporate that and still allow two-way traffic to occur. Regarding the trash issues, the development will have a common trash-enclosed facility in the center of the project that will serve not only phase I but phase II as well as the two business property owners on Range Line Road.

The landscaping final plans will be submitted; however, this is an urban area and a lot of hard surface and not a great deal of landscaping. This proposal is part of the New Urbanism where there is higher density, taller buildings, and less open green space. The lighting of the parking lot should not disrupt any of the existing neighbors, either residences or businesses. The lighting design will be controlled to avoid glare into any adjacent property.

All in all, the final plans reflect good judgment. The plans will be reviewed with the City Engineer regarding clearances, circulation, fire truck routes, etc. to ensure adequate space and turning radius for the equipment. The Redevelopment Commission will be working diligently to provide a quality project that will serve the community well and not create any additional problems.

Department Comments: Jon Dobosiewicz referred to a written statement that was received from Ms. Norris. Ms. Norris has clearly articulated her concerns and the written statement will provide a framework. Rezoning to C-2 Old Town takes the property out of the existing, underlying zoning and allows the Redevelopment Commission to proceed with plans and negotiating with the developer to develop the site. There will still be a public hearing on the Development Plan itself after engineering plans have been finalized. At that time, the Development Plan will be heard by a Hearing Officer, Mike Hollibaugh, Director of Community Services.

Under the existing, underlying zoning, the parking within the Main Street Sub-area of Old Town Design Plan requires one parking space per 1200 square feet of floor area. The C-2 Ordinance requirements for parking are much greater—1.5 spaces per dwelling unit plus 4 spaces per 1,000 square feet of retail space, and parking spaces for offices would be under the existing Ordinance at one space per 300 square feet. The anticipation is that if the Redevelopment Commission is involved, it is a much greater/larger scale redevelopment of a site and providing more parking will be appropriately addressed as those areas along Main Street and Range Line Road re-develop.

Regarding traffic impact, the Department is continually reviewing those situations once the projects are developed in the Old Town area. A consultant has been hired to help create a plan for the area so that we can see, as individual projects come in, how they fit into the mix of the Old Town area. Jerry Chomanczuk asked if the Plan Commission would see anything further on the DP/ADLS in the future on this project.

Jon Dobosiewicz that this information being presented is a “snapshot” of what is being proposed as part of the rezone. Engineered plans will be submitted as well as final building elevations that will be reviewed and approved by both the Carmel Redevelopment Commission and the DOCS.

Point of Clarification: There will be another public hearing after the rezone is approved and at the time the Development Plan is brought before the Plan Commission.

Mark Rattermann moved for suspension of the Rules of Procedure in order to vote on Docket No. 05030026 Z, Old Town Block Rezone, seconded by Jerry Chomanczuk, Approved 9-0.

Jerry Chomanczuk made formal motion to forward **Docket No. 05030026 Z, Old Town Block Rezone** to the City Council with a recommendation for approval, seconded by Mark Rattermann, **APPROVED** 9-0.

I. Old Business:

1i. Docket No. 05010043 DP/ADLS: Shoppes at Providence

The petitioner proposes two new 3-story commercial/residential buildings and related parking, signage, and landscaping. The site is located at 12700 Old Meridian Street and is zoned OM/V - Old Meridian/Village Zone.

Filed by Dave Leazenby for Providence Commercial Properties, LLC.

Jim Shinaver, attorney with Nelson & Frankenberger appeared before the Commission representing the applicant. Also in attendance: David Leazenby for Providence Commercial Properties, and Gary Murray, Schneider Engineering.

This proposal was reviewed by the Special Study Committee on March 31st and received a unanimous, favorable recommendation. The petitioner is proposing the construction of two, three-story commercial buildings with apartments on the second and third floors, together with parking, signage, and landscaping.

The two buildings will contain approximately 65,844 square feet—21,948 square feet of which is designed as commercial space. It is anticipated that the two buildings will house approximately five commercial tenants in each building. The second and third floor will contain residential apartments, 24 apartments in each building for a total of 48 total residential apartments between the two buildings.

From the site plan, pursuant to the Old Meridian/Village Overlay, the buildings are positioned adjacent to Old Meridian Street. The commercial buildings can be accessed from either the west or east side of each building. The residential access to the apartments will be from the east side of the

building only. Also, there is ample parking provided on the eastern portion of the site and ample sidewalk width on the west side of the site adjacent to Old Meridian to accommodate outdoor seating.

Scott Brewer has reviewed the landscape plan and there are no major, outstanding landscape issues.

The signage, lighting, parking, and outdoor seating facilities have been summarized and can be found in the supplemental brochures. The questions posed at the Committee level have been addressed. The petitioner received a favorable recommendation to return this project to the Plan Commission for a final vote.

Jerry Chomanczuk asked for clarification regarding on the street parking and access to those spaces.

Jim Shinaver responded that there are approximately 12 spaces proposed along Old Meridian Street and those would not be constructed by the developer. Currently there are road-funding projects that relate to that road and if and when those projects occur, the City would then be in a position to construct those parking areas. The parking spaces adjacent to Old Meridian are a part of the New Urbanism Design features. And is designed to slow traffic flow. The parking would be parallel.

Department Comments: Jon Dobosiewicz reported that the Department is recommending approval of the DP/ADLS as presented. There are 50 more parking spaces than is required by the Ordinance.

Jerry Chomanczuk moved for approval of **Docket No. 05010043 DP/ADLS, Shoppes at Providence**, seconded by Dianna Knoll, **APPROVED** 9-0.

2i. Docket No. 05010042 DP/ADLS: Specialty Risk International

The petitioner proposes a new office building and related parking, signage, and landscaping. The site is located immediately west of 501 Congressional Blvd and is zoned B6/Business.

Filed by Elizabeth Hobbs of Krieg DeVault for Specialty Risk International.

Liz Hobbs, attorney, Krieg DeVault appeared before the Commission representing the applicant. Also in attendance: Mr. Rains, Access Architects.

Specialty Risk is proposing to locate their corporate headquarters within Meridian Technology Center immediately west of 501 Congressional Boulevard. The petitioner had public hearing in March followed by Committee review. The Special Study Committee recommended approval of this project with no conditions.

Department Comments: Jon Dobosiewicz reported that the Department is recommending approval as amended.

Jerry Chomanczuk asked if the petitioner had incorporated any “green building aspects” into this project.

Mr. Rains, Access Architects, responded that one of the aspects applied for would be the amount of

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glass and openness around the building allowing views and natural daylight to penetrate into the building. On the south face, there is a large conference area and office space that has deep, storefront panels that would aid in shading, thereby reducing the amount of heating and air conditioning. Green glass is also being used that will reduce heating and cooling costs.

Jerry Chomanczuk moved for approval of **Docket No. 05010042 DP/ADLS, Specialty Risk International**, seconded by Rick Ripma, **APPROVED 9-0**.

3i. Docket No. 05010045 DP: Traditions on the Monon

The petitioner proposes 135 townhomes and related parking, signage, and landscaping. The site is located at the northwest corner of 136th Street and Range Line Road and is zoned PUD.

Filed by Sean Sullivan for Centex Homes.

Jim Shinaver, attorney with Nelson & Frankenberger appeared before the Commission representing the applicant. Also in attendance: Sean Sullivan, Land Acquisition Project Manager with Centex Homes, Engineer Rich Kelly, EMHT Engineering, and David Leazenby of Buckingham Companies.

Previously, the City Council approved the rezone of this property to a PUD in December 2004. At this time, the petitioner is seeking Development Plan approval for 135 townhomes and related parking, landscaping, lighting and signage that would appear on this site. The real estate is approximately 12.2 acres in size and located at the northwest corner of 136th Street and Range Line Road.

The petitioner appeared before the Subdivision Committee on March 31, 2005 and received a unanimous, favorable recommendation for approval.

There is both ingress and egress adjacent to 136th Street and egress only adjacent to Range Line Road. A round about has been incorporated internal to the site to facilitate traffic flow throughout the site. Two courtyard areas have also been included in the plan. The courtyard areas will provide a pleasing sight line as well as an amenity area for the residents of the development.

The landscape plan provides for plantings along the perimeter of the site as well as base building landscaping based on the plans. Scott Brewer, Urban Forester has reviewed the landscape plans in detail and there are no outstanding landscaping issues.

In summary, the petitioner is seeking DP/ADLS approval for this site that was previously rezoned to a PUD.

Rick Ripma reported for the Subdivision Committee. The drainage and parking seemed to be the two biggest issues on this development. The drainage is being taken care of off-site; parking is at 3.8 spaces per unit and felt to be adequate. Parking is also land-banked for future, additional spaces if need be. Another big issue was the elimination of the decel and accel lane—the City was in favor of the elimination of these lanes, since it would slow traffic in this area.

Jim Shinaver clarified the parking spaces. With the inclusion of the land-banked spaces, the parking ratio becomes 4.06 spaces per townhome unit.

Department Report: Jon Dobosiewicz stated that in addition to two parking spaces in every garage, 152 spaces provided in driveways, and 76 on-site overflow parking spaces to serve this development, there are 15 on-street parking spaces also being provided. The total additional is 91 spaces above and beyond the garage or driveway spaces. At this time, the Department recommends approval of this development proposal.

Dianna Knoll moved for approval of **Docket No. 05010045 DP, Traditions on the Monon**, seconded by Susan Westermeier, **APPROVED 9-0**.

4i. Docket No. 05020023 OA: Amendment, C-1 and C-2 Zoning Districts

The applicant seeks to Amend Chapters 20E: *C-1 City Center* and 20F: *C-2 Old Town*, in order to modify the development standards.

Filed by the Carmel Department of Community Services.

Jon Dobosiewicz, Planning Administrator with the Department of Community Services, Carmel, appeared before the Plan Commission representing the applicant.

The Department is recommending two changes for consideration by the Plan Commission and forwarding on to the City Council. One is within the C-1 Zoning District and the Department is requesting that the maximum height allowance be modified to 150 feet. In addition, there is a recommended change in the C-2 District. The current Ordinance allows a maximum of three floors and 45 feet—the Department is requesting consideration and favorable recommendation to the Council for an allowance of 4 floors or 60 feet in the C-2 Zoning District.

Rick Ripma reported for the Subdivision Committee. The Committee really liked the design of the product and the extra height makes a tremendous difference. Currently, there is a demand in the area to go with taller buildings and the design is very, very attractive.

Department Report—nothing additional.

Rick Ripma made formal motion to forward **Docket No. 05020023 OA, Amendment, C-1 and C-2 Zoning Districts** to the City Council with a positive recommendation, seconded by Dianna Knoll, **Approved 9-0**.

J. New Business:

1j. Docket No. 05040011 ADLS Amend: Payless Liquors

The applicant seeks to remodel the structure exterior and add new signage. The site is located at 445 Rangeline Road and is zoned B2/Business.

Filed by Charles D. Key for C&L Management Inc.

Charles Key, owner of the building at 445 South Range Line Road, Carmel and Terry Kendall, architect.

The petitioner is seeking approval to remodel the exterior portion of the building located at 445 Rangeline Road. Photo/Color copies of the proposal was distributed among the Commission members.

The petitioner proposes to gut the entire building and leave the shell. The only thing remaining in the building interior/exterior would be the exterior walls and the roof structure. The proposal will be for a complete new building on the interior.

The outside of the building will provide for a six-inch curb to eliminate the bumper strips. The rear of the building will have concrete pads with curbs along the alley. A new dumpster enclosure will be constructed of 8-foot, split-face block, painted to match the stucco on the building and a curb will be installed along the alley behind the building. The petitioner will re-asphalt the parking lot. The landscaping will include six new junipers and six new barberries to accent the corner.

There is an existing street light that will be removed and replaced with recessed “can” lights under the overhang to highlight the sidewalk. New windows will be installed with spandrel glass along Range Line Road. New receiving doors will also be installed and the entranceway will be increased and the windstop removed. A new, 36 inch stone base is also being proposed along the exterior of the building along with dryvit/EFIS matching. The stucco will be golden color with cinnamon trim and accents of mauve over the window treatments and at the entrance.

There will be a total of 21 “can” lights in lieu of removing the street light. The can lights will highlight the sidewalk and provide adequate lighting and still contained to the site.

Signage: New signage will be installed along Range Line Road that meets the Ordinance. The signs will be red in color, surface-mounted to the building—not on a raceway—with frontal illumination. On the south wall will be a high-lighted dormer to be built to the building in order to emphasize the name “Payless.” Above the entrance, in black letters will be “beer, spirits, & wine.” The sign above the entrance may require a variance.

Department Comments, Jon Dobosiewicz. The Department is recommending the use of brick as opposed to stone at the base. In addition, the preference would be to see more masonry along the Range Line Road and Fifth Street elevations. The EFIS is not a preferred material but it is acceptable in the use adjacent to the building to the north and along the alley to the east. The Department had recommended a single color for the signage; the Department’s preference would be black. A black, face-lit sign at night would appear black during the day and face-lit at night would appear as white. This particular item only requires approval by the Commission, although it could be forwarded to the Special Studies Committee for final action if deemed appropriate.

Dianna Knoll commented that she liked the stone and was glad for the variety—there is too much brick!

Madeleine Torres agreed with the proposed color scheme but did question the use of script on the signage—it is difficult to read.

Mr. Key said he had no problem with the type of sign being recommended by the Department and would commit to that sign.

Jerry Chomanczuk asked if there were any issue with the number of signs.

Jon Dobosiewicz responded that if the Plan Commission approves the rendering as proposed, the petitioner would need a variance—it is on a different plane. The “beer, spirits, wine” above the door would require a variance from the BZA.

Susan Westermeier moved for approval of **Docket No. 05040011 ADLS Amend, Payless Liquors**, seconded by Jerry Chomanczuk, **APPROVED** 9-0.

There was no further business to come before the Commission and the meeting adjourned at 9:40 PM.

Leo Dierckman, President

Ramona Hancock, Secretary